153.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,200 / 938,200
					USE VALUE:	938,200 / 938,200
					ASSESSED:	938,200 / 938,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITCHELL MICHAEL & KAITLIN
Owner 2:	
Owner 3:	
Street 1:	60 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHNELLER ROBERT & KATHERINE -
Owner 2:	-
Street 1:	60 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 2297 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5809.000	462,800		475,400	938,200
Total Card	0.133	462,800		475,400	938,200
Total Parcel	0.133	462,800		475,400	938,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.41 /Parcel: 408.41

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101794

GIS Ref

GIS Ref

Insp Date 11/03/08

!12020!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,800	0	5,809.	475,400	938,200		Year end	12/23/2021
2021	101	FV	401,900	0	5,809.	475,400	877,300		Year End Roll	12/10/2020
2020	101	FV	402,000	0	5,809.	475,400	877,400	877,400	Year End Roll	12/18/2019
2019	101	FV	301,200	0	5,809.	445,700	746,900	746,900	Year End Roll	1/3/2019
2018	101	FV	301,200	0	5,809.	368,400	669,600	669,600	Year End Roll	12/20/2017
2017	101	FV	301,200	0	5,809.	338,700	639,900	639,900	Year End Roll	1/3/2017
2016	101	FV	281,900	0	5,809.	309,000	590,900	590,900	Year End	1/4/2016
2015	101	FV	275,300	0	5,809.	303,100	578,400	578,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:41:31

LAST REV

Date	Time
10/19/21	14:51:22
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHNELLER ROBER	1576-32	1	7/15/2021		1,195,000	No	No		
ANDERSON MARTHA	1420-8		7/20/2012		600,000	No	No		
ANDERSON NORMAN	1232-162		1/22/2001	Family	100	No	No		
	741-132		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2018	511	Re-Roof	6,800	C				
5/5/2016	579	Add Bath	70,800					Attic Dormer +bath
11/17/2015	1781	Porch	27,200	O				
2/26/2014	143	Add Bath	28,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
6/4/2021	Field Review	DGM	D Mann
8/8/2016	Left Notice	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
9/20/2012	MLS	EMK	Ellen K
11/3/2008	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5809		Sq. Ft.	Site		0	80.	1.02	9									475,418						475,400	

Total AC/HA:	0.13336	Total SF/SM:	5809	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	475,418	Spl Credit		Total:	475,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18846154
Const Adj.:	0.97214043
Adj $ / SQ:	150.196
Other Features:	116000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518881
Depreciation:	56039
Depreciated Total:	462842

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

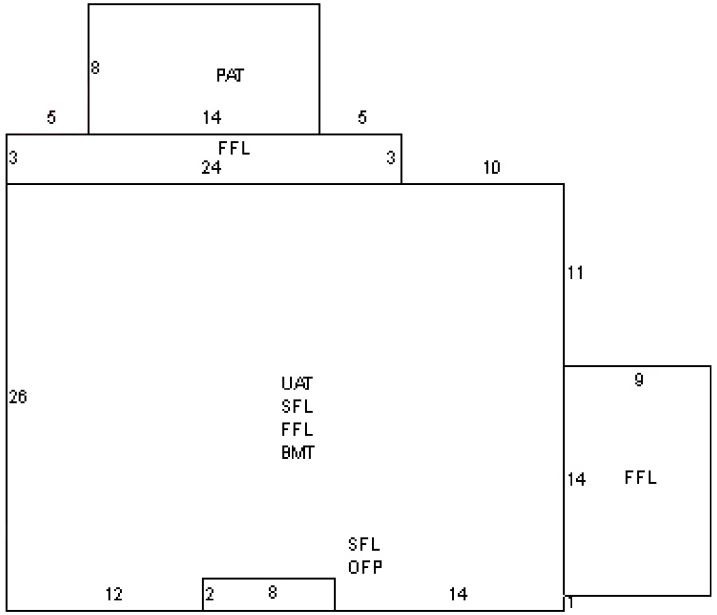
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.22
Special Features:	0	Val/Su Net:	146.32
Final Total:	462800	Val/Su SzAd	237.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	150.200	160,109
SFL	Second Floor	884	150.200	132,773
BMT	Basement	868	55.870	48,498
UAT	Upper Attic	217	60.080	13,037
PAT	Patio	112	5.440	610
OFP	Open Porch	16	42.770	684

Net Sketched Area:	3,163			Total:	355,711
Size Ad	1950	Gross Area	3814	FinArea	2297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: